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PART I

Punjab Government Notifications and Orders

GOVERNMENT OF PUNJAB

DEPARTMENT OF POWER

(ENERGY BRANCH)

NOTIFICATION

The 3rd February, 2025

No.POWER-ENRGO11/37/2024-EV5/489.-In exercise of the powers conferred by section 180 read with clause (e) of sub-section (2) of section 67 of the Electricity Act, 2003 (Central Act No. 36 of 2003), and all other powers enabling him in this behalf, the Governor of Punjab is pleased to make the following rules, namely: -

RULES

1. **Short title and commencement.** – (1) These rules may be called the Punjab State Electric Supply Lines Right of Way Compensation Rules, 2025.
(2) They shall come into force on and with effect from the date of their publication in the Official Gazette.
2. **Definitions.** – (1) In these rules, unless the context otherwise requires, –
(a) “Act” means the Electricity Act, 2003 (Central Act No. 36 of 2003);
(b) “Annexure” means an Annexure appended to these rules; and
(c) “State Government” means the Government of the State of Punjab in the Department of Power.
(2) The words and expressions used in these rules, but not defined, shall have the same meanings as assigned to them in the Act.
3. **Applicability:** The compensation shall be payable only for transmission lines supported by a tower base of 66 Kilo Volt voltage level and above and not for sub-transmission and distribution lines below 66 Kilo Volt.
4. **Compensation rate.**- The rate of compensation towards diminution in value of land of the persons affected due to laying down of electric supply lines shall be as under, namely:-
 - (i) **Tower Base Compensation:** Compensation for the tower base area shall be two hundred percent of the land value. The tower base area shall be the area enclosed by the four legs of

the tower at ground level, plus an additional one (1) meter extension on each side.

(ii) ROW Corridor Compensation: The compensation amount for Right-of-Way (ROW) corridor shall be thirty percent of the land value. Land within the ROW corridor, as defined in Schedule VII of the Central Electricity Authority (Technical Standards for Construction of Electrical Plants and Electric Lines) Regulations, 2022 shall be eligible for compensation. Schedule VII of the said Regulations of 2022, at present in force, is appended as Annexure-I. This compensation shall address the potential diminution of land value due to the presence of overhead lines or underground cables within the Row corridor. No construction activity of any kind would be permitted within the Row of the transmission line.

5. Alternate Compensation: In areas where land owner or owners have been offered or accepted alternate mode of compensation by Corporation or Municipality concerned under the Transfer of Development Rights (TDR) policy of the State of Punjab, the licensee or utility shall deposit compensation amount as per rule 4 with the Corporation or Municipality or Local Development Authority or the State Government concerned.

6. Areas with Row constraints: When laying transmission lines in areas with ROW constraints, various technologies can be considered to optimize the use of space.

7. Authority for determination of compensation: District Magistrate/District Collector/Deputy Commissioner shall be the authority for determining the compensation.

8. Determination of Compensation: The compensation shall ordinarily be based the Circle rate or Guideline value or Stamp Act rates of the land, except where the market rate exceeds the Circle rate or Guideline value or Stamp Act rates. In such instances, the land value shall be determined based on the prevailing market rate as ascertained by the District Magistrate or District Collector or Deputy Commissioner in the manner as may be specified by the Punjab Government. The determined land value shall serve as the basis for compensation and shall be promptly communicated by the respective District Magistrate/ District Collector/Deputy Commissioner.

9. Landowner Identification: During the check survey conducted at the execution stage, the names of landowners whose property falls within the transmission line's Right-of-Way (ROW) will be documented. This process shall adhere to the Regulation 84(8) of the Central Electricity Authority (Technical Standards for Construction of Electrical Plants and Electric Lines) Regulations, 2022.

10. Compensation Payment: Compensation payment shall be one-time and upfront. Whenever possible, compensation will be paid through various digital payment methods, such as the Aadhaar Enabled Payment System (AEPS) and Unified Payments Interface (UPI).

11. Standard Operating Procedure (SOP): State of Punjab and transmission developers should refer to the Standard Operating Procedure (SOP) at Annexure-II for detailed guidelines.

12. Procedure for payment of compensation.- (1) After finalization of the proposal pertaining to the laying down of electric supply lines by the Punjab State Transmission Corporation Limited or the Punjab State Power Corporation Limited, as the case may be, the affected person shall apply for payment of compensation to the concerned Senior Executive Engineer along with the proofs of land ownership and personal identity.

(2) Upon receipt of an application under sub-rule (1), the concerned Senior Executive Engineer shall forward such application to the concerned Deputy Commissioner for certification of the details of the affected person.

(3) The payment of compensation shall be made to the affected person by the Punjab State Transmission

Corporation Limited or the Punjab State Power Corporation Limited, as the case may be, on the basis of certificate issued by the Deputy Commissioner containing the following information, namely: -

- (i) Name of the affected person;
- (ii) Address of the affected person; and
- (iii) Bank details of the affected person.

(4) The concerned revenue official (Halqa Patwari or any higher rank officer of the Department of Revenue, Rehabilitation and Disaster Management) shall record all the compensations in the revenue record of the concerned affected person after the payments have been made.

13. Interpretation- If any question arises as to the interpretation of any of the provisions of these rules, the State Government shall decide the same.

Sd/-
AJOY KUMAR SINHA,
Principal Secretary to Government of Punjab,
Department of Power.